

**BURIEN BUSINESS AND
ECONOMIC DEVELOPMENT PARTNERSHIP (BEDP)
MEETING MINUTES**

Date: September 28, 2007

Time: 7-8:30 a.m.

Members Present: Harvey Aulger, Mary Averett, Nancy Damon, David Elliott, Bob Ewing, Geri Fain, Kevin Fitz, Michael Goldsmith, Jim Hughes, Karen Lautermilch, Mark Minium

Excused Absentees: Rick Cosgrave, Doug Moreland, Jane Voget

Staff: Mike Martin, City Manager; Dick Loman, Economic Development Manager; Janet Stallman, Department Assistant, City Manager's Office

Guests: Councilmember Gordon Shaw; Patty Sader, Interim Executive Director, Discover Burien; Kathy Keene, Business Owner

Call to Order: Meeting opened at 7 a.m. by Kevin Fitz, Chair

Minutes: The minutes from September 14 were approved as written.

Chair's Report – Kevin Fitz

Kevin read an article that appeared in the Seattle Times regarding the housing in Discovery Park in Seattle that is going to be torn down and left as open space, even though low-income housing advocates requested that it be left standing.

Outreach Speaker – Tiffany Nelson, Medical Center Administrator, and Dr. Marty Levine, Medical Center Chief Physician, Group Health

Dr. Levine is the chief physician at Group Health here in Burien. Group Health has been in Burien since April of 1964. They mostly provide ambulatory care. They provide care across all needs. They have 6-7 hospitals where they admit patients, too.

Like any business, Group Health needs to grow. Growing for them is increasing their enrollment in all age groups. They want to be more competitive with small businesses in the future.

In Burien, we serve approximately 13,000 patients; we employ 11 physicians – 10 family practice doctors and one pediatrician. We employ about 70 other people, as well. We offer an onsite pharmacy and onsite physical therapy. We offer special training, too, for patients. We have a group medical visit program for patients who may be suffering from the same chronic disease. As an example, we may have as many as 25 people with diabetes come and spend 90 minutes at a free group medical visit, getting questions answered, but also learning more about their disease, and learning ways to take good care of themselves.

Group Health wants a new medical center in Burien. Although the physical space is actually architecturally designed to be welcoming, it is very old and economically obsolete. The existing

building actually has a capacity to accommodate several thousand more patients. At one time, 18,000-19,000 patients were served in this building.

Q. What is the difference between Highline Medical Center and you folks as far as walking through the door? **A.** The major difference is the financial model. Group Health collects a monthly amount from its patients and makes that amount cover all services. People join Group Health and we provide all their care. If we can't do it here, we have them go to a specialty hospital or treatment center. 90% of care is provided in Burien.

Karen Lautermilch noted that the family practice patient population is where Highline and Group Health compete, as well as with specialty treatments.

Q. What areas of the community do you draw into your clinic? **A.** Mostly Burien, West Seattle, Normandy Park, and Tukwila.

Q. Can you comment on how you are using technology to broaden your services? **A.** We do have America's finest electronic medical records system. Anywhere within our system that you go for treatment, your records will be available to the medical staff. We allow you to email your doctor. We offer online prevention and wellness programs.

Q. What made Group Health partner with Virginia Mason? **A.** We manage outpatient clinics, and we direct-supervise care in hospitals, but we no longer manage hospitals – the care is provided by our Physicians who have hospital privileges. We still have our facility on Capital Hill where we do day-surgeries, or overnight stays, but for anything more extensive than that our patients go into other hospitals.

Q. How much land would you want, if you could have your dream? **A.** We are still determining our needs. We are working on a long-range strategic plan and will know more by next fall. Dick says growth will have to be vertical- growth with a parking structure. Their strategic plan will determine the types of building and the parking needs for Burien, depending on whether they expand services.

Q. How do you go about finding a doctor? What's available to make a decision? **A.** People often ask friends or look for a facility close-by that they can call to ask questions. Group Health is filming a movie that interviews doctors about their values which patients will be able to watch to help them make a decision about choosing a physician. This will be a part of their new member packets that go out.

Q. This year I had to cut vision coverage from the benefits I provide to my employees to keep within my budget. Do you see health care costs continuing to rise more and more, or do you see the government stepping in to even it out somehow? **A.** What seems to be clear is that the public understands this crisis more than ever before and understands that something has to be done to keep insurance rates affordable for small businesses.

City Manager's Report – Dick Loman/Mike Martin

Mike's time is being split between finalizing the budget and the Lora Lakes issue. The City is negotiating with King County regarding Lora Lakes. Councilmember Shaw commented "We have offered to leave some of the Apartments standing, subject to conditions. One of the conditions was that we would require KCHA to accept the risk that if the 65 DNL contour line moves further to the west when the 3rd runway becomes operational, the KCHA would take responsibility to demolish the units that fell within that boundary. Of all of the things we wanted to see happen, making KCHA responsible for the noise has been the largest stumbling block. This is a complex situation."

On the economic development front, we do have some things happening. The potential hotel developers were introduced to the full City Council in study session last Monday evening, and the Council had the opportunity for questions and answers. Staff is proposing a motion to appoint these folks as the exclusive developer with whom to negotiate for the hotel. If appointed, they will have four months to complete their due diligence, which would include deciding the type of hotel that would be right for the community.

Urban Partners and Alliance Property Group/Wasatch have both responded to the Transit-Oriented Development RFQ issued by King County. We have two qualified developers here, whether or not the RTID bond passes in November. We hope to have the TOD move forward.

Mike Martin reported that the Community Center Master Plan is being worked on. He says that the project is very expensive, but that it is a facility that this community really needs. The big pieces are a recreational pool; the active recreation area and programming. It is a two-story structure with a covered indoor track. The current plan is for an approximately 58,000 SF building where the existing community center is now. This will be a major project. We're going out with a survey to ask our residents what they will be willing to pay for such a facility. Right now it would be a \$32 million bond. We may have to phase the project. I'd like to see us build the first phase, and do preparatory work for the 2nd phase, as part of the first phase. This would include acquiring the necessary adjoining property and prepare the parking. 50% of the seniors who use the facility do not live in Burien. This raises an interesting policy question, should what extent should the County be involved?

Q. What's the status of Burien's annexing White Center? **A.** It is currently held up. I'd rather not get into annexation right now, since there is nothing new to report at this time. The topic was tabled.

Q. If everything goes smoothly with the hotel, when would we see construction begin?
A. Next summer.

Discussion Concerning Year End Meeting Calendar

It was announced that the October 12 meeting of the BEDP is canceled. It was announced that the retreat we have been planning will occur on October 19, 7:30 – 11:30 a.m. at Highline Medical Center, followed by lunch and a tour of the facility.

It was decided that the November and December meeting schedules would be altered to meet November 2nd & 16th, and December 7th & 21st, due to the holidays.

Discussion of Retreat

The subcommittee meeting with the facilitator of the retreat will convene October 5, 10:00 – 11:00 a.m. in Burien.

Discover Burien Report –Patty Sader

Patty announced that the business survey has gone out and they are getting a lot of them back. They held a Membership Committee meeting this past week, and they now have a good idea of how they will launch their membership drive. Patty met with several 1st Ave. S. businesses this week, and they are getting together a marketing campaign. They are looking at Sunday, October 28th, for a festival on 1st Ave. S.

Future Agenda

We've heard from many different medical service providers in Burien that make up what we've been calling an economic cluster group. Dick would like to review what this would mean for Burien. If we can associate the name of Burien as a wellness center, offering sophisticated services, we can greatly benefit. We are going to need subcommittees to implement this program. There are many areas to focus on including real estate and education. This has lots of potential. I'll provide a synopsis of the economic plan.

Q. Can you provide a quick review of who the speakers were and what they asked of us.

A. Yes, Dick will do that.

Q. The wellness cluster is a strategy that fits under the umbrella of wellness. Might not the retreat be a good time to start the discussion. Comment: That would be a different expectation than was originally talked about as the focus of the retreat. I see this initiative as a long-term part of the work plan. We should also look at how the Southside branding fits in with all of this discussion. If Burien becomes known as a wellness center, that is complimentary to the Southside. It would be complimentary, not competitive.

Round the Table

Michael Goldsmith – Someone came into the pub and let him know that he had received a parking ticket while having a long lunch. Just a reminder that this has an impact on people. They have choices between coming to the downtown core or going to Southcenter. How do we maintain a vibrant district and not market it that it is a place with boatloads of free parking. Also, I met somebody who wants to start-up a business. Do we support people that have an idea? October 6th – Oktoberfest at the Elliott Bay Brewery & Pub.

Mark Minium – In regard to the TOD RFQ, these guys are sharp; can't fault either one of these firms. We will be in good shape either way.

Dave Elliott —I was very impressed with Urban Partners and the job they did in Anaheim with Del Mar Station. Kevin agreed that they would do a fine job on the TOD.

Mike Martin – Received notification that the house had FAA Reauthorization pilot program \$5 million to redevelop our area blighted by the 3rd runway. Money may come up next summer. We would have to come up with matching funds of about \$1 million between airport and the city. This could be used for NERA.

Nancy Damon – People are looking, but not buying anything in some of the Olde Burien shops. Should we get a speaker from there (Olde Burien) to talk about what they need? We should find out not only why they come, but how can they stay here. What could we do to help them? The Cheesecake Factory is offering free dinners on October 22nd or 23rd to practice before they open. If you want a group of 2-4 people to eat for free, Nancy has a number that you can call to get set up.

Mary Averett – APG /Wasatch – If you can get one contractor for multiple projects, it can end up being a good thing in terms of coordinated planning, etc. The college was building three buildings at once, two buildings were being done by the same contractor. It was amazing how much more got done because of having the same contractor doing two jobs. It ended up being a very good thing. (City staff commented that one of these projects is the County's, which may not be quite as flexible as if both were Burien projects.)

Geri Fain – New recovery schedule for Cedarhurst Elementary School. It will be substantially completed by November 30th. Kids will start attending their right after winter break.

Jim Hughes – Had a contractor come in who said they were converting some apartments on Ambaum to condos. I asked how the process went at the City. He said the city's been very nice to work with.

Meeting Adjourned at 8:30 a.m.